

LITCHFIELD PLANNING BOARD

January 20, 2009

Minutes approved as amended 2/3/09

Members present:

Steve Perry, Chairman

Alison Douglas, Clerk

Frank A. Byron, Selectmen's Representative

Edward Almeida, Alternate

Members not present:

Jayson Brennen, Vice Chairman

Leon Barry

Marc Ducharme

Carlos Fuertes

Also present:

Steve Wagner, Nashua Regional Planning Commission, Circuit Rider

Not Present:

Joan McKibben, Administrative Assistant

AGENDA

1. Hearing – Zoning

2. Steve Schaffer, Nashua Regional Planning Commission, speak on Buildout Analysis

3. Work Session – Sign Ordinance

4. Minutes: January 6, 2009

Chairman Perry called the meeting to order at 7:08 p.m. He appointed Edward Almeida as a voting member.

1. PUBLIC HEARING – ZONING CHANGES

Public Notice – The Litchfield Planning Board to hold a public hearing Tuesday, January 20, 2009 at 7:00 p.m. in the Town Hall Conference Room for the purpose of:

1. Replacing the Litchfield Building Code to reference the State Building Code RSA155-A and provide authorization for the Enforcement of the State Building Code by the Litchfield Building Inspector.

2. To add the definition of an abutter to the definition section of the Litchfield Zoning Ordinance.

Building Code - Members reviewed a handout provided by Mr. Wagner indicating changes made by the Code Enforcement Officer and Mr. Wagner. There were many questions unanswered such as the reason for deleting the fee schedule and the penalty section, Mr. Byron questioned where does it say that enforcement is also the Board of Selectmen if the Code Enforcement Officer is not available, etc. The Code Enforcement Officer, Kevin Lynch, was unable to attend the meeting this evening.

Review of the Building Code continued. There is the possibility that some sections were taken out erroneously so the Board did not want to go forward with the warrant article. The Board needs to review the information with the Code Enforcement Officer.

Mr. Perry **MOTIONED** to continue this to February 17, 2009, at a regular meeting and if Kevin is not available by then, we will move it after that. Mrs. Douglas seconded. Motion carried 4-0-0.

Section 200.01.1

Abutter: Any person whose property adjoins or is directly across the street or stream from the land under consideration by the Board. If an abutting property is under condominium or other collective form of ownership, the officers of the collective or association as defined in RSA356-B:3 XXIII, shall receive the formal notification. For purposes of receiving testimony only, and not for the purpose of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration.

The definition of "abutter" as stated above needs to be added to the zoning regulations; the definition is in the subdivision regulations.

Chairman Perry opened the meeting to public comment. There was no public comment. Chairman closed public comment session.

Mrs. Douglas **MOTIONED** to add the definition of "Abutter" to the definition section of the Zoning Ordinance Section 200.01.1 and place it on the Warrant. Mr. Byron seconded. Motion carried 4-0-0.

CTAP BUILDOUT ANALYSIS

Mr. Steve Schaffer, GIS Manager, Nashua Regional Planning Commission, came forward to discuss a buildout analysis. Mr. Schaffer: The CTAP buildout project, part of CTAP (Community Technical Assistance Program), the planning piece of the I-93 widening and one of the programs in there is a buildout for all of the 26 communities that are in the

1 CTAP region, Litchfield being one. This is separate money; this is money coming
2 straight from the CTAP program and is not part of your discretionary account; your
3 economic development moneys that you have through CTAP. So, this is something that
4 the folks from CTAP wanted to do. They figured you have I-93 widening and you are
5 going to have this growth pressure from more people coming up the highway. They
6 wanted to give towns some tools to look at the potentials for growth and, hopefully, plan
7 to deal with it and this is one of the tools.

8
9 Talk ensued. There was a region-wide buildout done in 2005. A buildout is a way of
10 looking how much growth a town can have and what kind of growth and where it can be.

11
12 Mr. Schaffer: You take all the land that is developable that is not under some sort of
13 constraint and then you see how many buildings, how many houses, and how much
14 commercial you can put on that land and you get a sense of what the town will look like
15 theoretically.

16
17 NRPC (CTAP Buildout) looked at three different scenarios for the communities. This
18 was discussed. In the scenario, they have increased density around identified community
19 centers. Changing the zoning is just a practice, a test to see how the town would grow. It
20 is a standard method they've applied to all 26 communities. Mr. Schaffer said they are
21 looking for the town to come up with their own scenario; anything you want that you
22 might think you want to see the town grow.

23
24 Talk ensued regarding workforce housing and higher density, setting aside agricultural
25 zoning, density neutral but clustered in a development maybe only 50% of the property.
26 This is only scenario testing it will not represent the master plan or future land use for the
27 Town. It is simply a test of anything that is possible. Mr. Schaffer said at the end with all
28 26 communities they will have a region-wide buildout and an alternative buildout. The
29 idea is you manage the growth, if you are not able to stop the growth, how would you
30 manage it.

31
32 The community center for Litchfield was put where the fire station is presently located.
33 Mr. Byron asked why not put it at the intersection of Albuquerque Avenue and Hillcrest.
34 Mr. Byron: We are sitting on 17 acres and it will be developed further in the future. I
35 would think you would want to start around this building and that creates the walkability.

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37 Mr. Schaffer: If you think that is more appropriate there, that is the kind of input we are
38 looking for.

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40 Mr. Wagner said they did look at the town center and State forest and possibly doing a
41 land swap. Mr. Byron: There is property in Londonderry that abuts up against this and it
42 is not just Litchfield's property but Londonderry. So, if you dislocate the property, you
43 kind of draw a gate down at the town line between Litchfield and Londonderry for a large
44 amount of property that was set aside for conservation use. So, you have to watch that.

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1 Mr. Schaffer will meet with the Board on February 3, 2009, and will bring a map
2 of what might be done and then do the analysis. He said that the final product is a report;
3 it is not something that has to be approved by the Selectmen. The Economic
4 Development Subcommittee members and Recreation Commission Chairman will also be
5 invited to the meeting on February 3, 2009.

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7 Mrs. Douglas asked if we do something like this, the land that we make changes to is not
8 owned by the Town, so what about the landowner. Mr. Schaffer: It can have an affect if
9 we change the zoning and values, but the buildout only deals with undeveloped land. Mr.
10 Wagner said that they did not do anything that restricted the number of houses; it just
11 restricted the area like farmland went from one to .5 and some places they increased the
12 density. Talk continued. Mr. Wagner: Anything you do to change the zoning will affect
13 somebody's property.

WORK SESSION

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17 **Ordinance Changes** - Mr. Wagner talked about signs in general as to content, size,
18 discrimination, updating and maintenance of existing signs, etc. It was said to concentrate
19 mostly on the maintenance of existing signs and having owners come back to the Board
20 to upgrade their signs. Mr. Wagner will review the ordinance to see what is in need of
21 rewriting and have it ready for the meeting on February 17th. The Board also needs to
22 review the sign fees.

MINUTES

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26 Mrs. Douglas **MOTIONED** to accept the January 6, 2009, minutes as amended. Mr.
27 Perry seconded. Motion carried 3-0-1.

CANDIDATE

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31 Mr. Perry announced that he will be running for Selectman again this year. Mrs. Douglas:
32 I think you would be a great Selectman.

33
34 There being no further business, Mr. Almeida **MOTIONED** to adjourn the meeting. Mrs.
35 Douglas seconded. Motion carried 4-0-0. The meeting adjourned at 8:35 p.m.

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37
38 Lorraine Dogopoulos
39 Recording Secretary